

**STATE OF ALABAMA  
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES  
STATE LANDS DIVISION**

**INVITATION FOR BIDS FOR THE SALE OF STATE LAND  
LOCATED IN ELMORE COUNTY, ALABAMA**

Notice is hereby given pursuant to Code of Alabama, 1975, Section 9-15-70 et seq. that sealed bids for the sale of state property will be received by the State Lands Director until April 14, 2009 at 2:30 p.m., at which time all bids will be publicly opened and read in the office of the State Lands Division, Department of Conservation and Natural Resources, 64 North Union Street, Room 464 Folsom Administrative Building, Montgomery, Alabama 36130-1901.

Parcels of land in the City of Wetumpka, Elmore County, Alabama, which parcels are more particularly described as follows:

**Parcel 1:** Bounded on the South by Highway 14, on the West by Highway 231, on the North by Russell Do It Center and Hospital Drive, and on the East by Elmore County Hospital. Commence at a stone monument at the SE corner of the SW/4 of the SW/4 of Section 8, Township 19 North, Range 18 East, Elmore County, Alabama, thence North  $06^{\circ}51'23''$  W for 238.39 feet to a concrete monument on the North ROW of Highway 14, the Point of Beginning; thence westerly along said ROW in the following manner:  $S54^{\circ}53'12''$  W for 105.94 feet; thence  $N80^{\circ}02'49''$  W for 120.49 feet; thence  $S54^{\circ}53'04''$  W for 75.4 feet; thence southwesterly on said ROW and curve to the right, having a radius of 1439.96 feet, 525 feet, chord being  $S65^{\circ}27'17''$  W, 522.10 feet to a concrete monument at the beginning of a ROW flare; thence  $N53^{\circ}32'10''$  W, along said ROW flare, 122.28 feet to a concrete on the East ROW of Highway 231; thence  $N00^{\circ}02'37''$  W along said ROW 225.62 feet to an iron pin; thence  $N87^{\circ}42'50''$  E for 535.00 feet to an iron pin; thence  $N00^{\circ}04'05''$  W for 156.15 feet to an iron pin on the S margin of Hospital Drive; thence northeasterly along the S margin of said Drive and curve to the left, having a radius of 708.04 feet, 320.88 feet, chord being  $N75^{\circ}50'05''$  E, 318 feet to an iron pin; thence  $S00^{\circ}42'56''$  W for 252.26 feet to the Point of Beginning. This parcel is located in the SW/4 of the SW/4 of Section 8, the NW/4 of the NW/4 of Section 17, Township 19 North, Range 18 East, Elmore County, Alabama, containing 4.69 acres, more or less. The minimum bid for this parcel is \$180,000.

**Parcel 2:** Bounded on the South by Hospital Drive, on the West by Wetumpka National Guard Armory, on the North by ADOC adjoining parcel and on the East by Elmore County Hospital. Commence at a concrete monument at the SE corner of Lot 1, Industrial Park Subdivision, as recorded in the Office of the Judge of Probate, Elmore County, Alabama, in Plat Book 6, at Page 35; thence  $S89^{\circ}57'19''$  W, along the south line of said Lot 1, for 174.24 feet to a concrete monument, said point being the Point of Beginning; thence  $S00^{\circ}42'20''$  W for 419.70 feet to an iron pin on the N margin of Hospital Drive; thence southwesterly along the north margin of said Drive and curve to the right, having a radius of 639.86 feet, for 62.18 feet, chord being  $S85^{\circ}54'57''$  W, for 62.14 feet to an iron pin; thence  $N00^{\circ}04'05''$  W along the N margin of said Drive 5.34 feet to an iron pin; thence  $S87^{\circ}42'49''$  W along the N margin of said Drive 160.40 feet; thence  $N06^{\circ}35'53''$  W 427.00 feet; thence  $N89^{\circ}53'39''$  E along said Lot line 274.59 feet to the Point of Beginning. This parcel is located in the S/2 of the SW/4 of Section 8, Township 19 North, Range 18 East, Elmore County, Alabama, containing 2.40 acres, more or less. The minimum bid for this parcel is \$188,100.

**Parcel 3:** Bounded on the South by Parcel 2, on the West by Highway 231, on the North by Wetumpka Industrial Development Board Plats 2, 3, and 4, and on the East by the Elmore County Maintenance Shop. Commence at a concrete monument at the SE corner of Lot 1, Industrial Park Subdivision, as recorded in the Office of the Judge of Probate, Elmore County, Alabama, in Plat Book 6, at Page 35 which is also the Point of Beginning; thence N14°11'36" W 138.17 feet to a concrete monument; thence continue on N14°11' W 104 Feet to an iron pin; thence N81°40' E 882 feet to an iron pin; thence N08°13' W 373 feet to a concrete monument; thence S84°26' W 1,628.74 feet to a concrete monument on the East ROW of Highway 231; thence S7°46' E along said ROW 684.58 feet to a concrete monument; thence N89°53' E leaving ROW 605 feet more or less to a concrete monument; thence N89°57' E 174.24 feet to a concrete monument and the Point of Beginning. This parcel is located in the S/2 of the SW/4 of Section 8, Township 19 North, Range 18 East, Elmore County, Alabama, containing 19.9 acres, more or less. The minimum bid for this parcel is \$401,400.

Any conveyance will be made subject to:

- 1) Reservation of all oil, gas and minerals rights; and
- 2) All other easements, reservations and restrictions of records.

The MINIMUM BID for each of the individual parcels is listed above.

Bids must be submitted for individual parcels only. If a bidder seeks to bid on more than one parcel, bidder must submit each bid for an individual parcel in a separate envelope. Each bid submitted for an individual parcel must be clearly marked on the outside of the envelope "SEALED BID FOR DEPARTMENT OF CORRECTIONS PROPERTY, PARCEL NO. \_\_\_\_\_, ELMORE COUNTY, ALABAMA, NOT TO BE OPENED UNTIL APRIL 14, 2009 AT 2:30 P.M.]." and mailed to: State Lands Division, Room 464, Folsom Administrative Building, 64 North Union Street, Montgomery, Alabama 36130.

Each bid submitted must be accompanied by a certified or cashier's check in the amount of \$36,000 as a bid deposit for that individual parcel made payable to the State Lands Division which will be forfeited if the bid is accepted and the Bidder does not complete the transaction. Any bid submitted without such check will not be considered. Unsuccessful bidders' deposits will be returned promptly following the bid opening. The successful bidder's deposits will be applied to the purchase price of the successful bid.

**NO BID SHALL BE RECEIVED FOR ANY REASON ANY TIME AFTER THE ADVERTISED DEADLINE.**

The successful bidder must complete the transaction within 30 days of award or forfeit the bid deposit. Specification of a minimum bid amount to be considered does not suggest acceptance of any bid which may equal or exceed that amount. The State does not warrant nor guarantee title to the lands herein advertised.

This sale is conducted pursuant to the provisions of the Alabama Land Sales and Leasing Act (Act 95-280) and/or other laws of the State of Alabama governing this transaction whether or not included in this notice. The State reserves the right to reject any or all bids and further reserves the right to negotiate a higher sales price with the highest bidder. No sale may be made at a price less than the highest bid received or published minimum, whichever is highest.

The Department of Conservation and Natural Resources does not discriminate on the basis of race, color, religion, age, gender, national origin, or disability in its hiring or employment practices nor in admission to, access to, or operations of its programs, services, or activities.

The property may be inspected before April 14, 2009 at 2:30 p.m., by contacting the State Lands Division. Persons desiring further information regarding this sale may contact the State Lands Division at the above address, or by telephone at (334) 242-3484.

  
Patricia J. Powell  
State Lands Director

3/13/09  
DATE